



# VMA Streetscape Improvement Project



**Rhode Island Department of  
Transportation**

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# VMA Streetscape Improvements



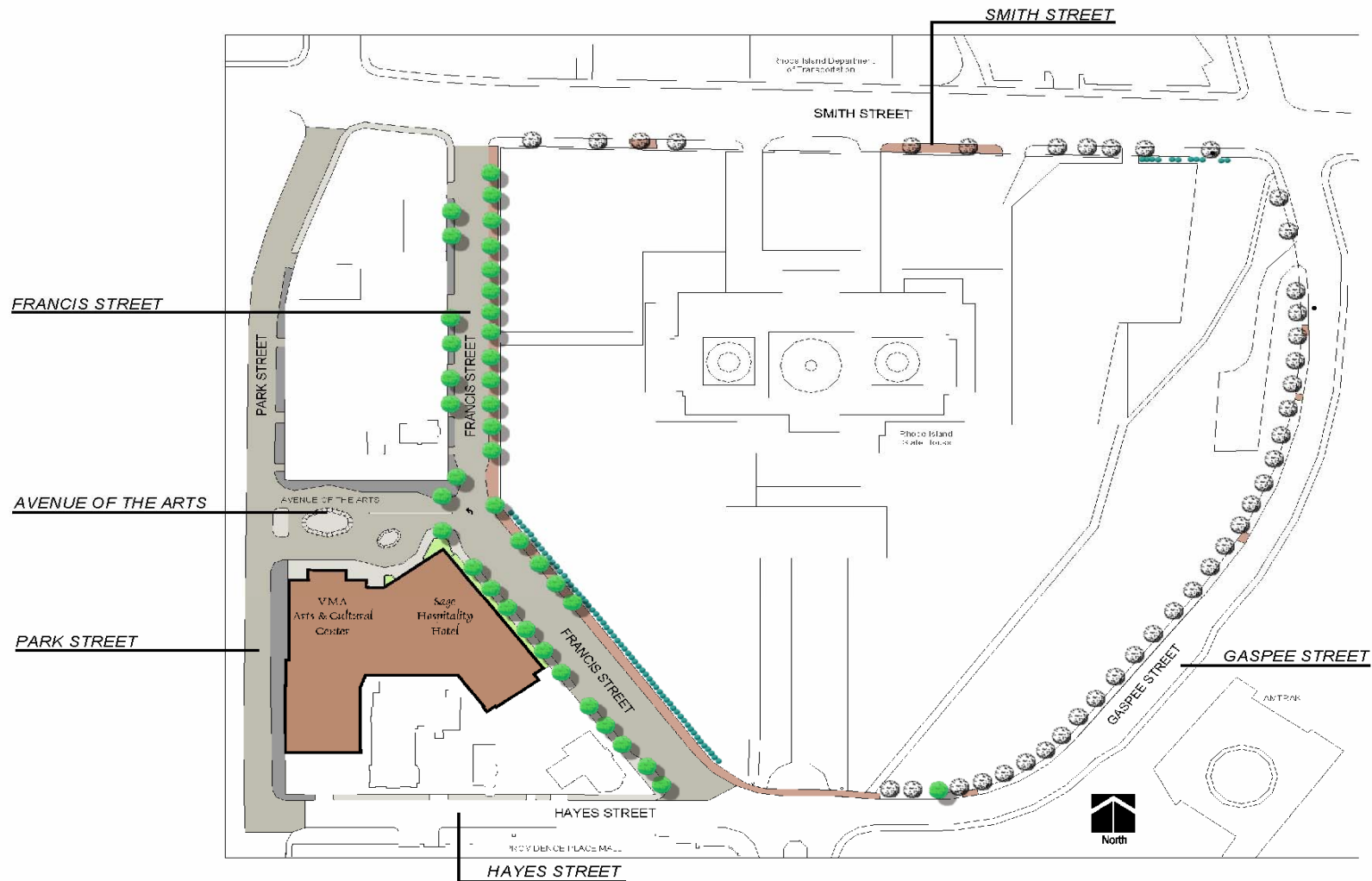
## ***Presentation Outline – Project Overview***

- *Photographic Tour of Project Area*
- *Highlights of Masonic Temple Conversion*
- *Highlights of Streetscape Improvements*
- *Proposed Hardscape Elements*
- *Project Schedule*
- *Construction Cost Estimate*

# VMA Streetscape Improvements



## Key Plan



# VMA Streetscape Improvements



## ***Photographic Tour of Project Area***

# VMA Streetscape Improvements



*View of VMA front entry along Avenue of the Arts*



# VMA Streetscape Improvements



*View of VMA front entry along Avenue of the Arts from opposite direction*



# VMA Streetscape Improvements



*View of corner property demolished as part of the streetscape improvement project*



# VMA Streetscape Improvements



*View of area scheduled for plaza development*



# VMA Streetscape Improvements



*View looking north along Park Street near VMA*



# VMA Streetscape Improvements



*View looking south along Park Street near VMA*



# VMA Streetscape Improvements



*View of Francis Street next to proposed hotel*



# VMA Streetscape Improvements



*View of deteriorated brick walk along Francis Street*



# VMA Streetscape Improvements



*View of privet hedge to be replaced as part of this contract*



# VMA Streetscape Improvements



*Example of deteriorated brick sidewalk section along Gaspee Street*



# VMA Streetscape Improvements



## ***HIGHLIGHTS OF MASONIC TEMPLE CONVERSION TO FIRST CLASS HOTEL***

# VMA Streetscape Improvements



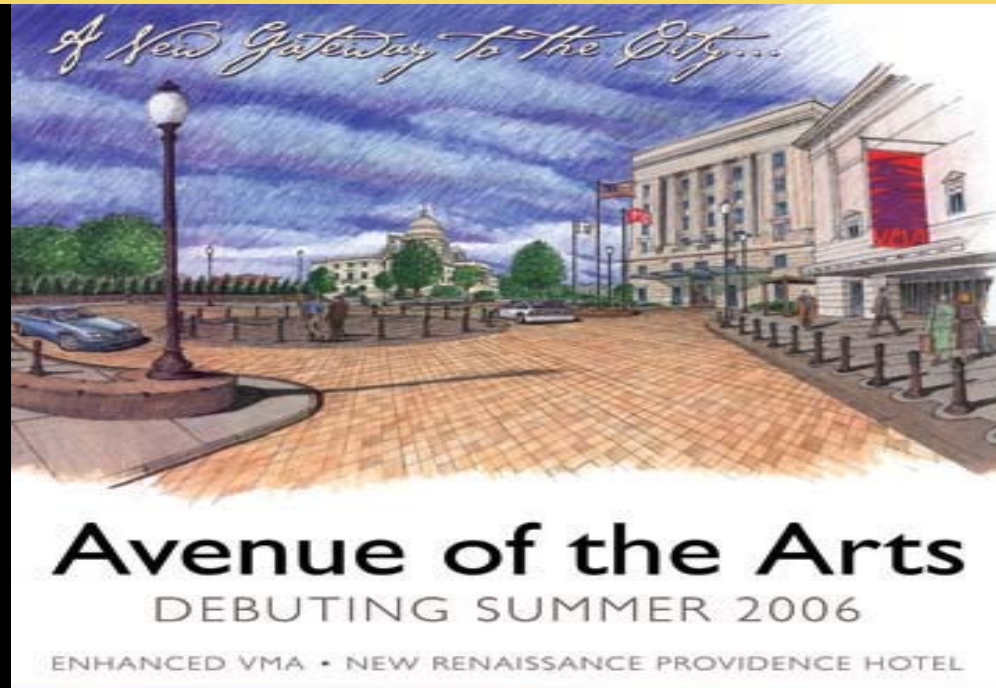
## *Sage Hospitality Resources*

- **\$80,000,000 Private Investment**
- **272 Rooms**
- **Full Service Restaurant**
- **Ball Room Facility**
- **Opening Summer 2006**





# VMA Streetscape Improvements



# VMA Streetscape Improvements





# VMA Streetscape Improvements



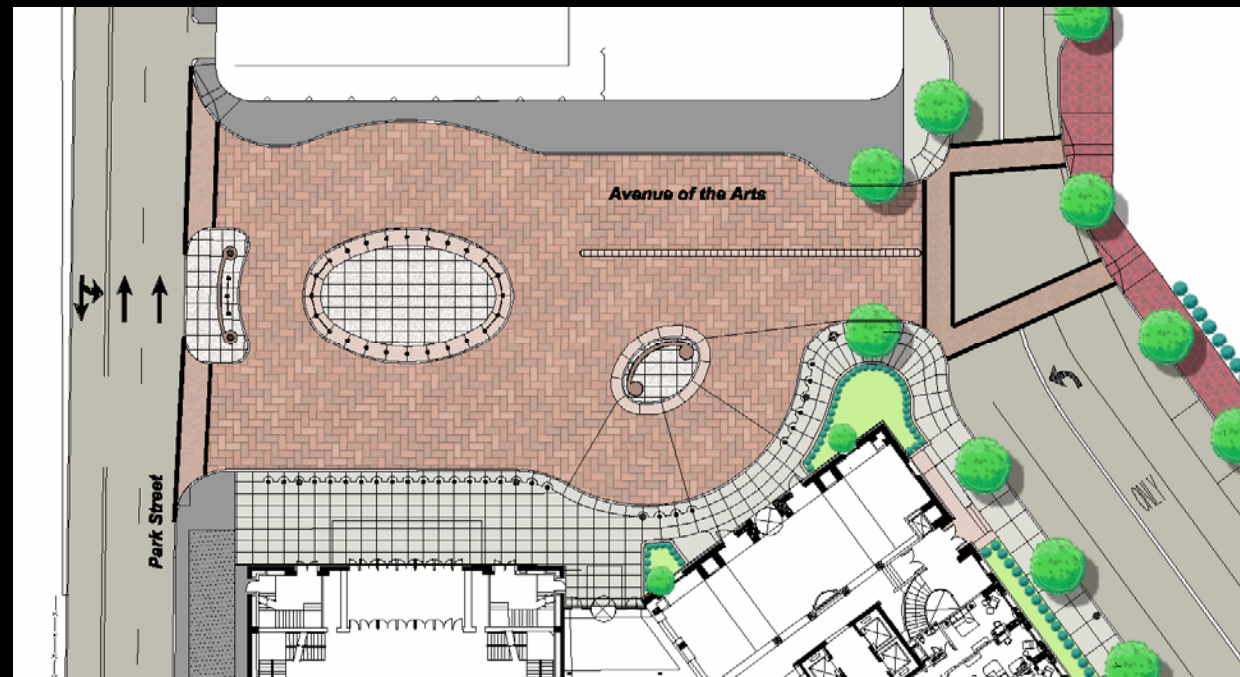
## ***HIGHLIGHTS OF STREETSCAPE IMPROVEMENTS***

# VMA Streetscape Improvements



## AVENUE OF THE ARTS

- *Pedestrian/vehicular decorative stamped concrete plaza*
- *Large center island aligned with entrance to VMA to be used as a gathering area and future monument/display area*
- *Street light and bollard selection to match surrounding historic design elements*
- *Dedicated drop-off area for hotel and guests*
- *Temporary segmental retaining wall proposed until adjacent parcel north of VMA is built*



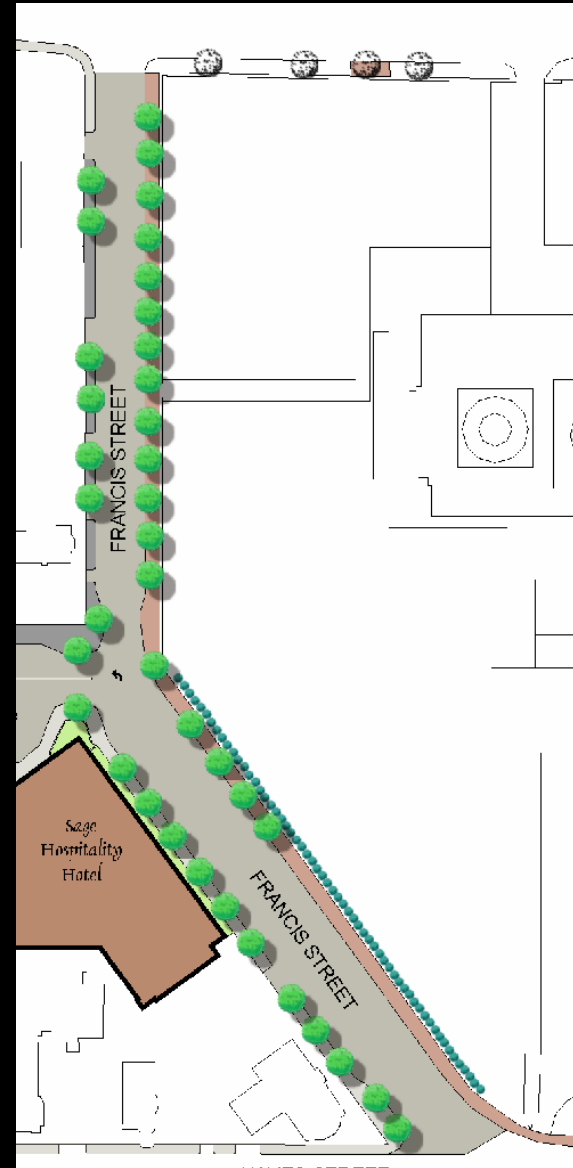


# VMA Streetscape Improvements



## FRANCIS STREET

- Replace existing brick sidewalk along east side of Francis Street from Smith Street to Hayes Street
- Add left turn lane from Francis Street northbound onto Avenue of the Arts
- Replace existing trees and add new ones along both sides of Francis Street
- Replace existing hedgerow along back of sidewalk
- Add decorative street lighting both sides.

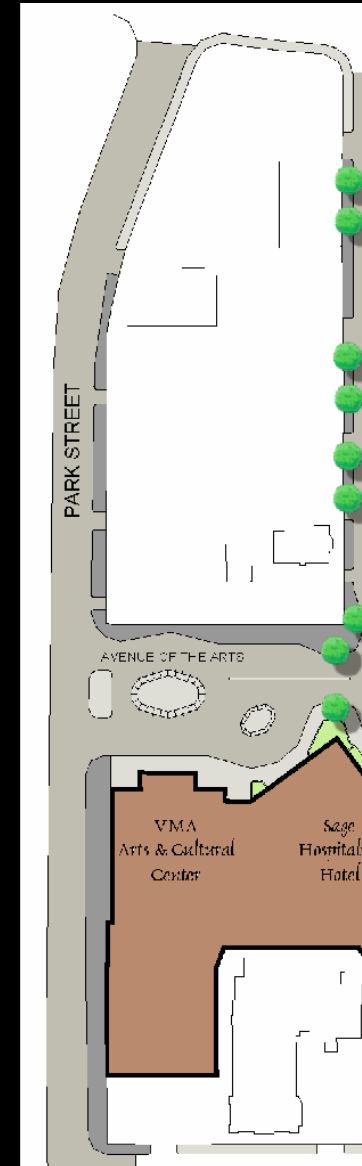


# VMA Streetscape Improvements



## ***PARK STREET***

- ***Shift roadway along VMA to the west in order to widen sidewalk***
- ***Widen sidewalk in order to accommodate future VMA improvements***
- ***Provide temporary asphalt sidewalk along east side of Park Street from Avenue of the Arts to Rhode Island Credit Union parcel in anticipation of future parcel development***
- ***Replace existing roadway with new pavement from intersection of Hayes Street north to Smith Street***



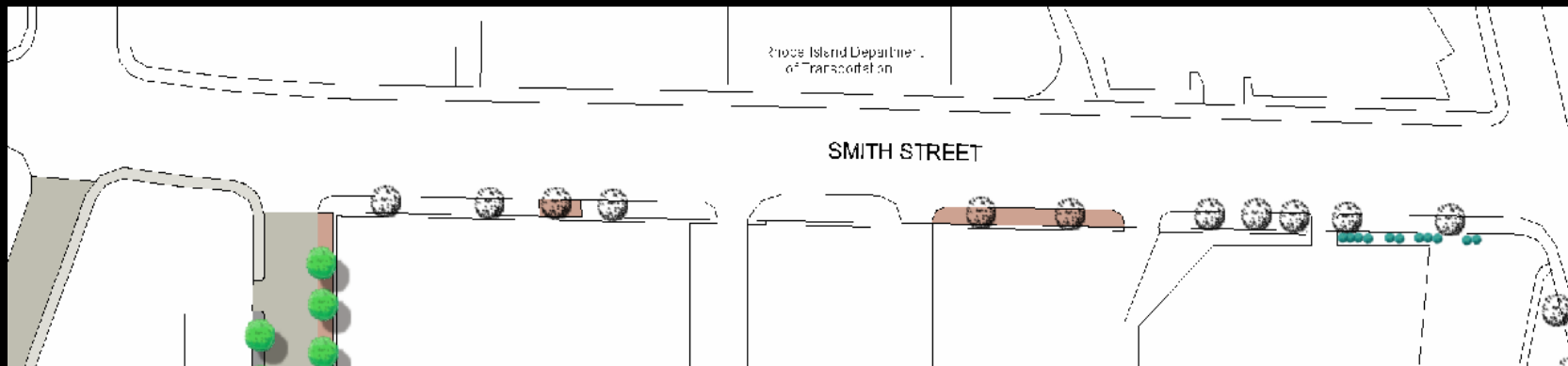


# VMA Streetscape Improvements



## SMITH STREET

- *Repair and replace sections of brick sidewalk as necessary along south side of Smith Street*
- *Replace missing shrubs along hedgerow at Statehouse parking lot.*
- *Upgrade brightness of existing street lights.*

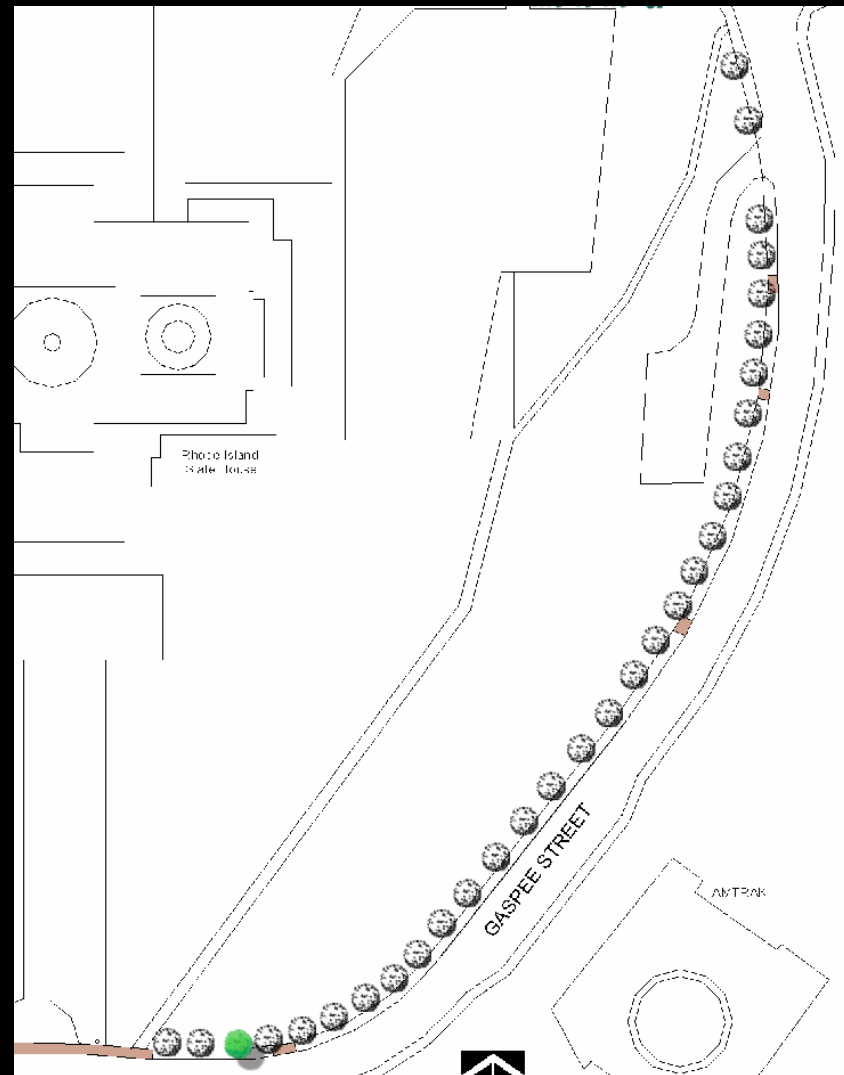


# VMA Streetscape Improvements



## ***GASPEE STREET***

- *Repair and replace sections of brick sidewalk as necessary along Statehouse side of Gaspee Street*
- *Replace missing tree on Statehouse side at Hayes and Gaspee Streets*





# VMA Streetscape Improvements



## ***HAYES STREET***

- *Improve pedestrian access at the corner of Francis and Hayes Streets*
- *Replace concrete sidewalk along north side of Hayes Street*
- *Add decorative lighting consistent with historic district theme*

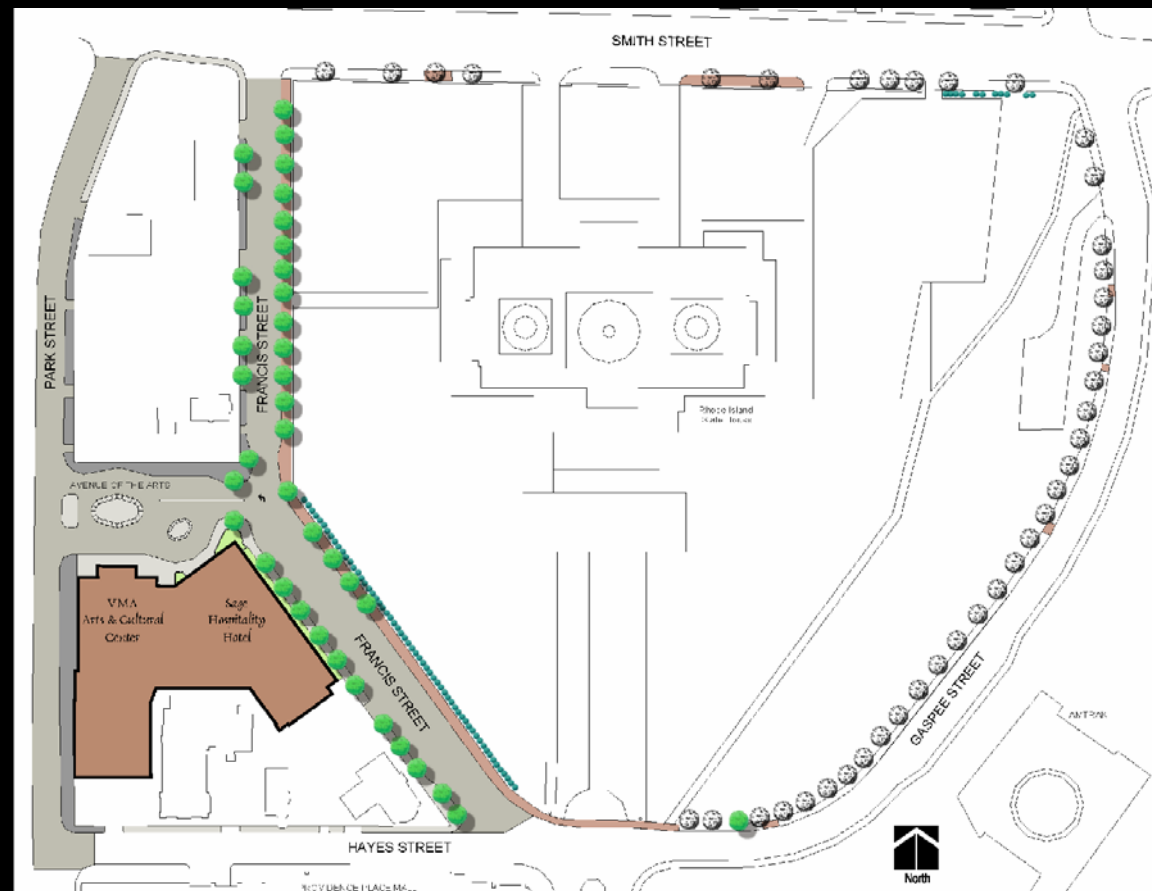


# VMA Streetscape Improvements



## ***PROJECT-WIDE IMPROVEMENTS***

- ***New signage***
- ***New pavement markings***





# VMA Streetscape Improvements



## ***PROPOSED HARDSCAPE ELEMENTS***

# VMA Streetscape Improvements



*Cast iron bollard selected for use on this project*



*Historic luminaire selected to match district lighting*



# VMA Streetscape Improvements



***Example of trench drain style and design for use on this project***



***Cast iron tree grate selected for Francis Street***

# VMA Streetscape Improvements



*Stamped concrete in patterns similar to patterns proposed for this project*



# VMA Streetscape Improvements



## ***PROJECT SCHEDULE***

Advertised – September 2004

Awarded – November 2004, D'Ambra Construction

Construction Completion – Summer 2006

## ***CONSTRUCTION COST ESTIMATE***

Construction - \$3.8 million

Right of Way Acquisition - \$1.2 million

Total Project Cost - \$5 million

# VMA Streetscape Improvements



***QUESTIONS ?***

***THANK YOU***